

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
City Hall Training Room**

Monday, October 2, 2017

Attending:

Present at 7:30 AM

Council Member Kevin Trevillyan
Development Coordinator Linda Schemmel
City Attorney Richard Scieszinski
Chief Building Official Rod Van Genderen
Planner Kara Tragesser
Planner Brad Munford
Planner Karen Marren
Communications Specialist Lucinda Stephenson

Joining meeting at 7:50 AM

Council Member Russ Trimble
Development Director Lynne Twedt
City Manager Tom Hadden
Principal Engineer Ben McAlister

Guests:

Item #1 – Covenant Cove 98th Street PUD

David Albright, Concept Homes
Brent K. Culp, Snyder & Associates
Alan Sprinkle, CCS Homes

Item #2 - Mill Ridge Pinwheel Townhomes

Susanne Roesch Hubbell Homes
Joe Pietruszynski, Hubbell Realty Co.

Item #3 – School of Ballet Architecture

Mitchell McCoy, Creative Viewpoints
Tom Hilton, Architect

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 a.m.

1. Covenant Cove 98th Street PUD – David Albright

Development Coordinator Schemmel noted on an aerial drawing the location of three parcels that are part of a PUD for a 266 lot mobile home park. A large portion of the park was never developed. There is a proposal for townhome development on three of the parcels.

David Albright presented a drawing of the townhome proposal, stating that there would be two access points, off 98th Street and Bishop Drive. The site would also include private connectivity and pedestrian trails, sidewalks, a detention area in the northeast corner, and landscape buffers on the south and east sides of the site. There would be connectivity to the retail area north of Bishop Drive. The housing types would be duplexes up to 8-plexes.

Ms. Schemmel inserted that the Master Plan for this parcel required connectivity to adjacent parcels to protect their access in and out. Council Member Trevillyan asked whether Parcels A & D had private roads. Mr. Albright stated that the owner of Parcel D did not want to connect, he preferred a 2nd access point on the northeast side of the property with connectivity to Bishop Drive.

Council Member Trevillyan stated that this would match existing with two entrances at the same access point.

Coordinator Schemmel advised that the second access point is determined by using ½ the distance of the diagonal of the parcel, measuring from the first access point.

Council Member Trevillyan noted that he is very supportive of development of the vacant site, and

believes the proposal would be a good fit for the location. He agreed that the remaining parcel that already is developed with mobile homes needs two access points.

Ms. Schemmel commented that staff would work with the developer to modify the PUD so as to enable the project to move forward.

Direction: Council Member was supportive of amending the PUD for medium density housing.

2. Mill Ridge Pinwheel Townhomes – Hubbell Homes

Coordinator Schemmel introduced the request from Hubbell Homes to revise their approved architectural plans for townhomes under construction, including changes to the façade and roof line. There was some discussion regarding whether the revisions also changed the approved color packages and garage door styles. Susanne Roesch, and Joe Pietruszynski, Hubbell Homes, clarified that their request is to adjust the roof line from 8 & 12 to 6 & 12 for consistency with adjacent structures, and they would like to reduce the amount of stone being used on the façade due to increased costs for material.

Ms. Schemmel noted that staff had no issue with the roof line adjustment but were concerned that reducing the stone used on the exterior façade would reduce the perceived quality of the structure which would not achieve the City's original intent for this site. Ms. Roesch responded that there was no specific amount of stone required by the PUD, and that it would primarily only be viewable by residents and not drive-by traffic. She added that she believed the exterior design provided plenty of visual interest even without the stone.

Council Member Trevillyan questioned whether interior revisions could reduce cost without adjusting the exterior façade. Ms. Roesch replied that interior revisions would only save half as much cost as exterior revisions. Mr. Peitruszynski inserted that interior revisions would greatly reduce the appraised value and making the homes unsellable, whereas exterior revisions weren't impactful on the appraised value.

Council Member Trevillyan commented that he supported the revisions to the roofline, however was not in support of the reduction in stone façade. He stated it would totally change the exterior and make it look cheaper, which was not a direction the City was looking to move toward, therefore he was not in support.

Ms. Schemmel clarified whether the applicant would prefer to move forward with a minor modification proposal to adjust the roofline, and also apply for a minor modification for the stone reduction, which with the lack of support from the subcommittee for the change in the stone, would be recommended to go to the Plan and Zoning Commission and on to Council for consideration. Ms. Roesch asked the timeline for this process. Ms. Schemmel responded if the applications were received immediately, the process could be several weeks for the minor modification for the roof and a month or longer for the changes to the stone with consideration by the Plan and Zoning Commission and the City Council. Ms. Roesch replied that this would not work for them with cold weather approaching.

Direction: Council supported the request to revise the roofline, however was not wholly supportive of the exterior façade stone reduction proposal.

3. School of Ballet Architecture – Mitchell McCoy

Coordinator Schemmel provided an aerial drawing showing the location of the School of Ballet at 1509 42nd Street, as well as proposed drawings for the building façade. She explained that staff were concerned that the building would look too industrial to fit in well with the PUD and the underlying PCP zoning. The current proposal appears to have a concrete panel finish, with Nichiha wood panels, which are not approved in the PUD. The Montessori school next door uses metal panels and concrete panels with an exposed aggregate finish.

Mitchell McCoy, Creative Viewpoints and Architect Tom Hilton responded to staff and Council questions, and provided additional schematics. Mr. McCoy observed that the Montessori school is using Masonite, which is also not allowed in the PUD. Mr. Hilton noted that Nichiha panels are concrete, not

wood or composite, but agreed that they did not have to use a wood-look if it was not allowed in the PUD.

Mr. Hilton then explained the building design included two pods, connected by a circulation corridor. The larger pod is for the rehearsal studio, and the long wall is the area where the advanced students rehearse. The front, smaller pod, includes the staff offices and restrooms. He went on to explain design similarities to the adjacent Montessori school and agreed that they were willing to include horizontal joints in the exterior walls to create more of a panel appearance. Mr. Hilton emphasized that the concrete panels would be etched for added appeal and to decrease pollutant adhesion, and large iron sculptures would be added to the panels to add to visual interest.

Ms. Schemmel responded that there was some question regarding whether the sculptures would be considered signage or art, and that the concrete etching was not sufficient in itself to alleviate the concrete appearance. She also noted that the Nichiha panels were not currently PUD approved however the Plan and Zoning Commission and Council could approve alternate uses. Mr. Hilton noted that they were in agreement with staff comments to include joints in the panels and they would like to move forward with a request to include the Nichiha panels.

Direction: Council Members were supportive of changes to the architectural plan to include the cement fiber material and encourage incorporation of wall joints to add interest to the concrete panels.

4. Upcoming Projects – A map was provided with a brief description of each.

- a. Hidden Creek Preliminary and Final Plat – 3640 Hidden Creek Drive – subdivide property into three lots – Graded Acres Trust (Scott Raridon). There was a brief discussion about paving roads in the Commerce Area and it was agreed that there was no intent to incorporate sidewalks or curbs. For this specific lot to be divided, a connection from where the paving along Commerce Drive stops just past the intersection of Hidden Creek and the new single family development would need to be hard-surfaced with a minimum of an asphalt overlay. (PP-003641-2017 / FP-003642-2017)
- b. Vista Retail Center – 610 S. 51st Street – construction of multitenant retail center – AFM Vista Properties LLC. Hy-Vee, Inc. has sold an adjacent lot to be developed into a retail strip center with an IHOP Restaurant as the anchor store. (SP-003631-2017)
- c. The Preserve on Grand Plat 1 – south and west of Scenic Valley Drive and Grand Avenue – subdivide property into 24 single family lots and 20 medium density lots – Diligent Grand LLC. Site plan moving forward as proposed. No discussion. (FP-003613-2017)
- d. Kings Landing Plat 2 Final Plat – south of Stagecoach Drive at future 100th Street – subdivide property into 186 single family lots – Kings Landing LLC. No discussion. (FP-003623-2017)
- e. RB WDM Grand LLC PUD (Mercy Clinic) – 1525 and 1535 Grand Avenue – establish PUD for single story office development – City of West Des Moines. PUD to be written to contain any development for this site to be office only and not retail. Council directed staff to include language prohibiting indoor storage units. (ZC-003646-2017)
- f. Bridgewood Square Final Plat – NW corner of Bridgewood Boulevard and Jordan Creek Parkway – subdivide property into 3 lots for commercial development – Bridgewood Commercial, LLC. (FP-003621-2017)

5. Minor Modifications

- a. Kum & Go (720 Grand Ave): addition of propane cages (MML1-003637-2017)
- b. Frontier Forest Products (1100 Hoak Dr): (MML1-003638-2017)
- c. Beer Styles (5513 Mills Civic Pkwy): Modify exterior to allow roll-up garage doors (MML1-003643-2017)
- d. Bridgewood Plaza (7450 Bridgewood Blvd): Installation of two 5,000cf external grease interceptors

6. Other Matters

The meeting adjourned at 8:34 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is October 16, 2017.

Linda Schemmel, Dev Services Coordinator

Jennifer Canaday, Recording Secretary